

An
Bord
Pleanála

Board Direction
BD-010175-22
ABP-311239-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2022.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

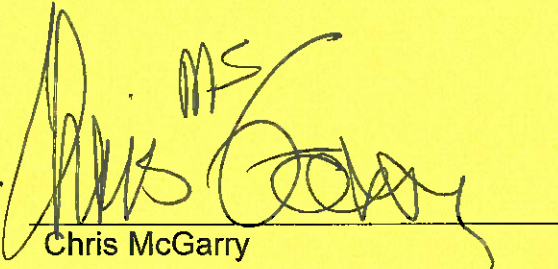
Reasons and Considerations

The site of the proposed development is located within a "Stronger Rural Area" as identified on Map 9.1 of the Meath County Development Plan 2021-2027, wherein it is the policy of the Planning Authority to strive to achieve a balance between development activity in urban areas and villages and the wider rural area, and in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005. Furthermore, it is national policy as set out in National Policy Objective 19 of the National Planning Framework published by Government in February 2018, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements in areas under urban influence and having regard to siting and design criteria and to the viability of smaller towns and rural settlements in other areas. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this specific rural area, or that the housing needs of the applicant could not be provided within a smaller town or settlement or within a rural node as set out in the Meath County

Development Plan 2021-2027. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Ministerial Guidelines and in national policy for a house at this location. The proposed development, in the absence of any identified social or economic based need for the house, would contribute to the encroachment of random rural development in the area, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and having regard to the provisions of the Meath County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted and agreed with the recommendation of the Inspector that it is considered that, when taken in conjunction with existing development in the vicinity of the subject site, the proposed development would result in an excessive concentration of development served by individual private effluent systems in the area and that the proposed development, would therefore, be prejudicial to public health. However as this constituted a new issue within the context of the appeal and given the substantive reason for refusal set out above, it was decided not to pursue this matter in the current appeal.

Board Member



Chris McGarry

Date: 07/03/2022